



FOR SALE
VIRTUAL FREEHOLD

OFFERS IN THE REGION OF £200,000

156 High Street, Northallerton
DL7 8JU



LOCATION

Northallerton is an affluent North Yorkshire Market Town, located approximately 20 miles south of Middlesbrough and 25 miles North West of York. The town benefits from good transport links with direct trains to Newcastle upon Tyne and Scotland to the north and London to the south. The A19 being 5 miles to the East.

The subject property is located at the southern end of High Street. Nearby occupiers, include Yorkshire Building Society, Pizza Express, Nags Head, Cancer Research, The Durham Ox and Northallerton Estate Agency.

ACCOMMODATION

The property has the following approximate floor areas:

Description	SQ M	SQ FT
Ground Floor Sales	95.5	1,027
Ground Floor Ancillary	52.4	564
First Floor	34.9	376
Total	182.8	1,967

TERMS

The long leasehold interest of the above property is available by way of an assignment of the existing 999 year lease expiring 30th March 3012.

PRICE

Offers in the region of **£200,000** are invited.

RATES

Interested parties should make their own enquiries direct with the Rating Department of the Local Authority.

Description	Rateable Value	UBR (2019/20)
Post Office and Premises	£88,500	50.4p

EPC

An EPC is available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING/FURTHER INFORMATION

Strictly by arrangement with the sole agent.

For further information, please contact either:

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Subject to Contract August 2019.

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